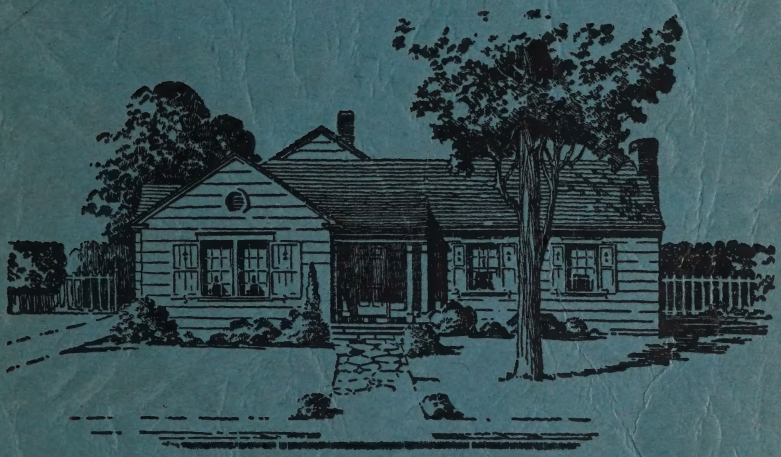
UNIVERSAL Small Homes



BOOK NO. 8 • • 65 CENTS

FOREWORD

THERE are very definite advantages to be enjoyed in choosing one's home from house plans not to suit any one family, but rather to conform to general public approval. The drawings in this book which have been drawn up by a recognized designer, possess this advantage.

It often happens that individual ideas in design and arrangement of rooms are too exclusively personal to give the house a practical general appeal. This would mean that, should the owner afterwards desire to dispose of his home, he would find that its resale value has been greatly lessened because of its departure from the average taste.

The designs shown in this book have been very carefully selected to satisfy artistically, while conforming in a practical way to mass desire. At the same time it is also possible to modify any of these plans to suit individual demands of home builders.

For information in regard to blue prints of the designs in this book see your local Lumber Dealer or write

Universal Plan Service

HARRY B. BOLAND, *Manager*

Railway Exchange Building Portland, Oregon

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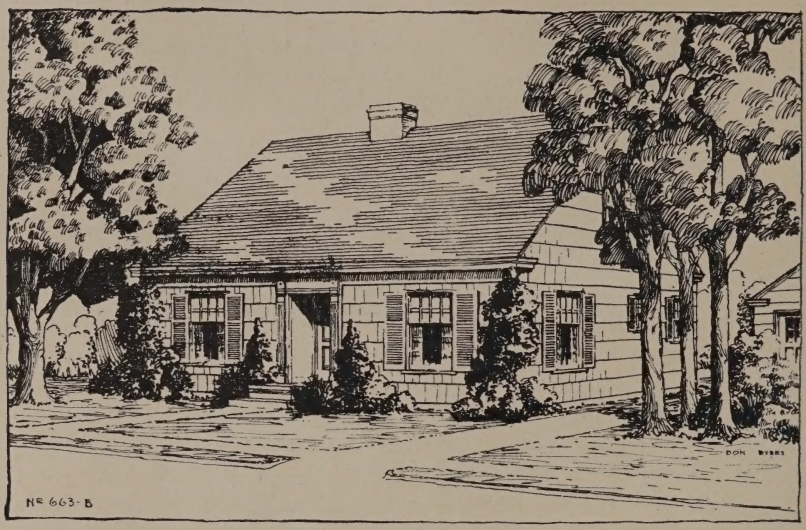
FITITE COLONIAL SHAKES



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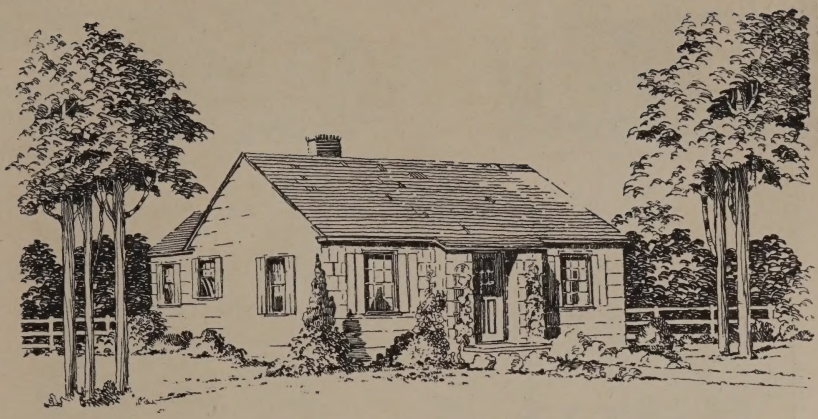
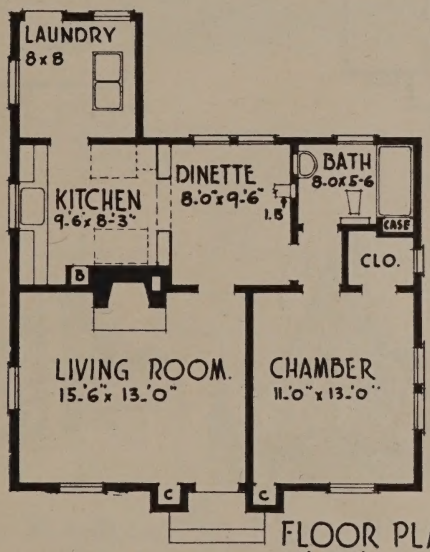


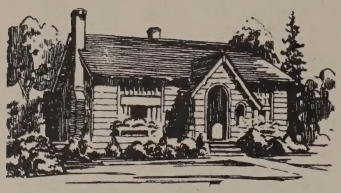


FLOOR PLAN
28' x 24'
PLAN Nº 330.

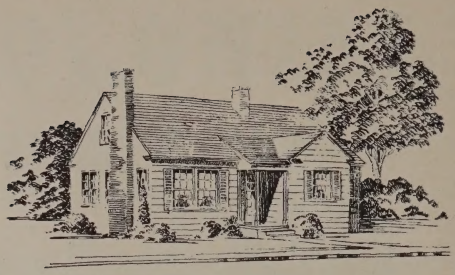
Plan No. 330—Ideal Small Cottage

Size 28′ x 24′—Area 756 sq. ft.

All of the essentials for convenience and comfort have been crowded into this small house so that it can be easily kept with a minimum of work. Basementless, but with space for a modern oil heater in the nook, this house can be complete with the very least possible expense.

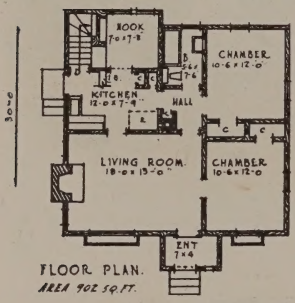


30′ x 28′—Area 902 sq. ft.



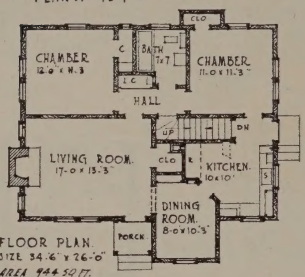
34′-6″ x 26′—Area 944 sq. ft.

PLAN Nº 402

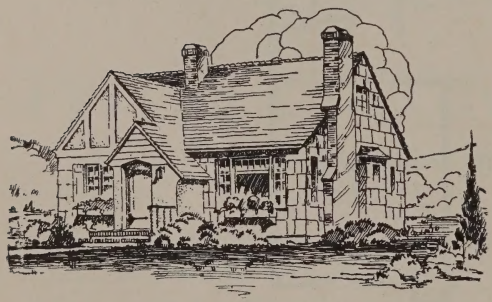


FLOOR PLAN.
AREA 902 SQ. FT.

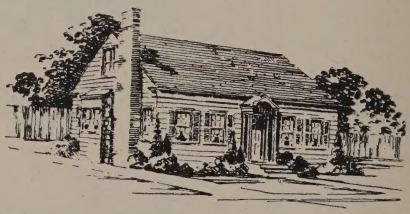
AN ECONOMICAL
FIVE ROOM HOUSE
PLAN Nº 439-C



FLOOR PLAN.
SIZE 34'-6" x 26'-0"
AREA 944 SQ. FT.

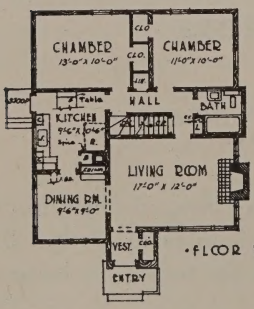


28′ x 30′—Area 897 sq. ft.

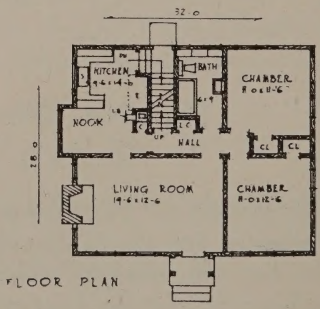


32′ x 28′—Area 910 sq. ft.

• PLAN Nº 478 •

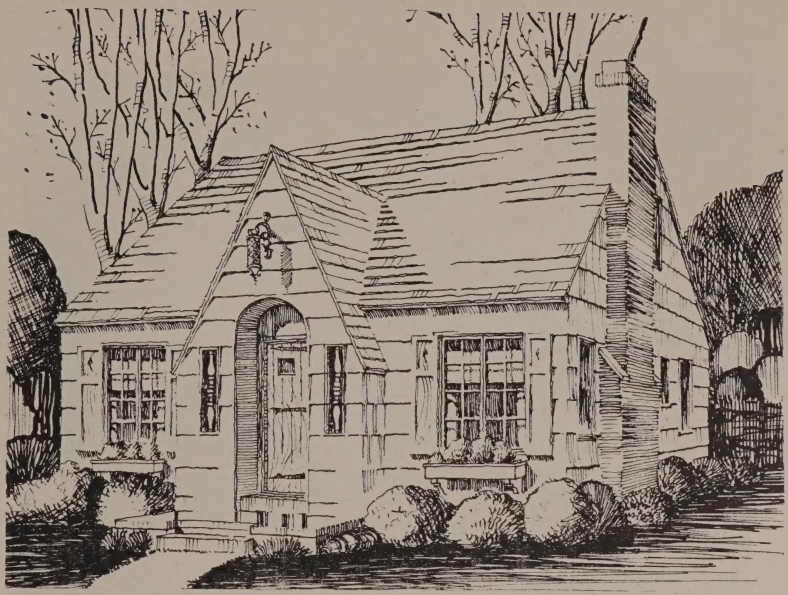


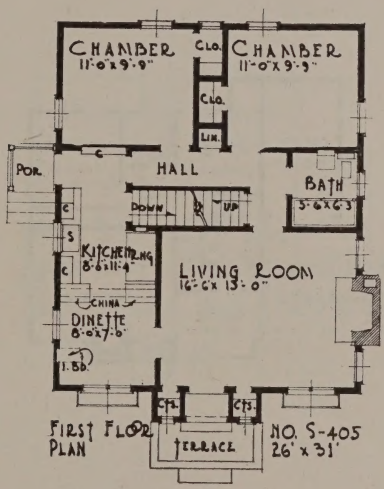
• FLOOR PLAN •



Nº 484

FLOOR PLAN

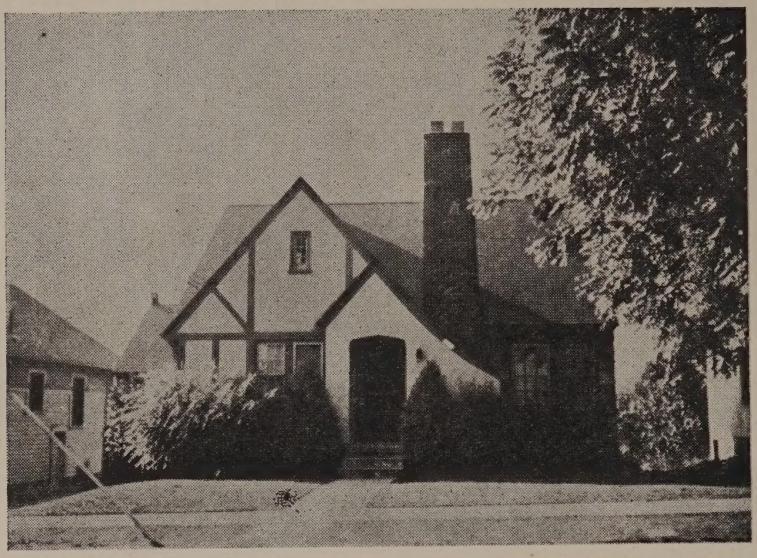


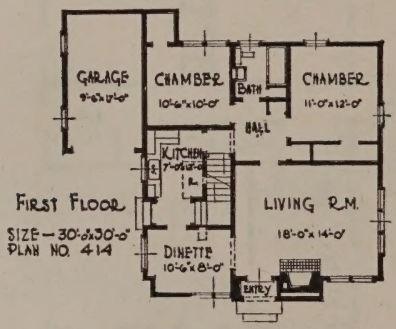


Plan No. S-405—English Cottage

Size 26′ x 31′—Area 829 sq. ft.

The carefully balanced lines of this little house are very attractive and finished in shakes with a little wrought iron ornament it would be quite different. The floor plan is the most convenient possible with the kitchen and dinette combined and a rear hall providing passage between the kitchen and bedrooms and bath without disturbing the living room.

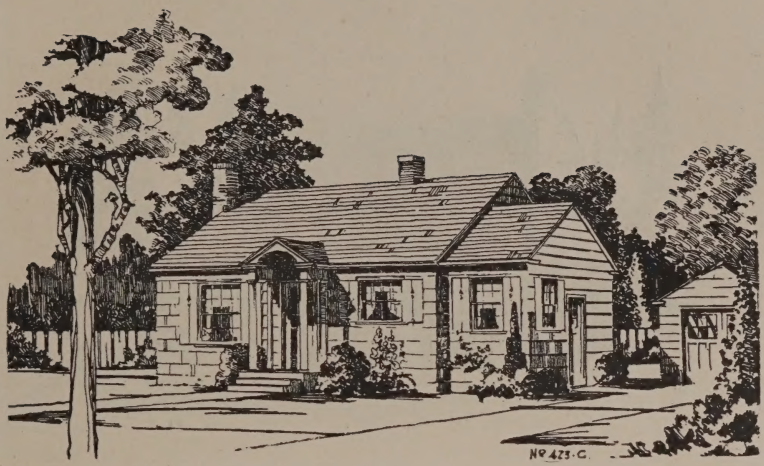


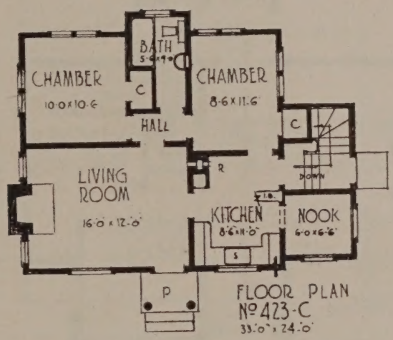


Plan No. 414—Good English Type

Size 30′ x 30′—Area 967 sq. ft.

This impressive house is really quite small and inexpensive to build and has the added advantage of a garage attached to it. The stairways are arranged to take advantage of the space used and one arrives in the attic so that two small rooms can be finished there if so desired. Finished in shakes with a main gable of stucco and red brick chimney this house is quite charming and will fit either city or suburban property.

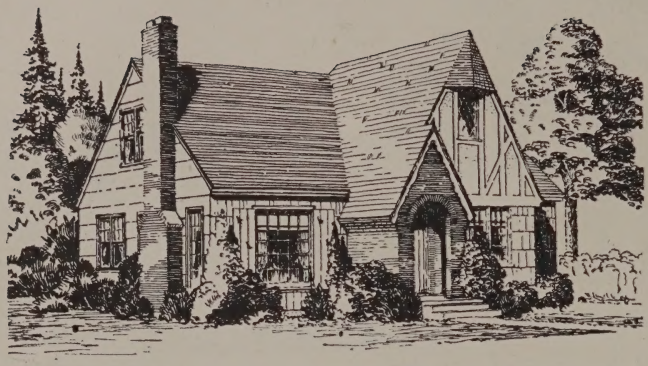


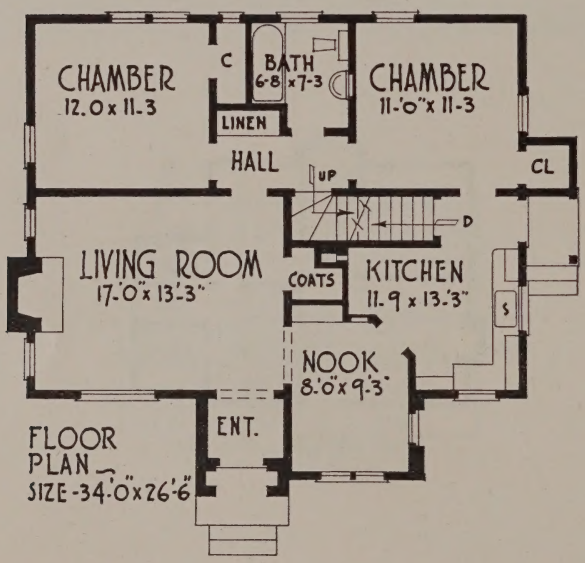


Plan No. 423-C—Colonial Cottage

Size 26′ x 24′—Area 746 sq. ft.

Pleasing lines with a carefully proportioned cover over the front door makes this an especially attractive small house. The floor plan is convenient with good closet space and good circulation between rooms. The kitchen is provided with ample cupboard space and is close to the rear door and front door to lessen the work of the housewife.

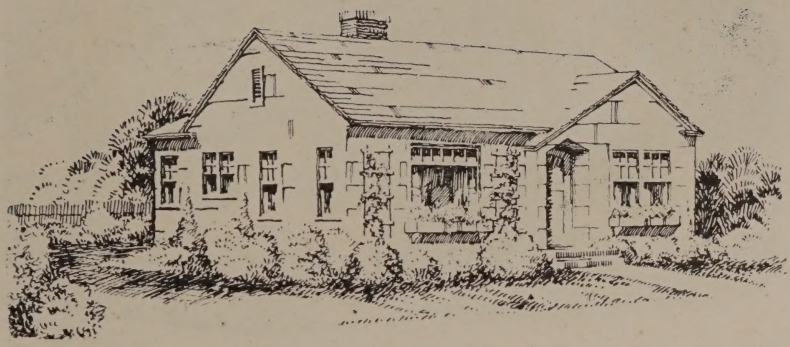


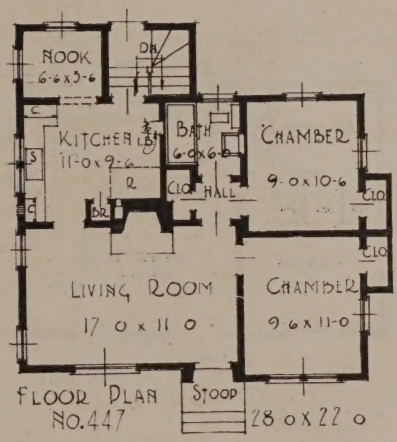


Plan No. 439-E—Striking English House

Size 34′ x 26′—Area 1012 sq. ft.

This is really a very modest five-room house but the stuccoed gable and brick entry to the front have given it a dignity and importance that few houses attain. The room arrangement is excellent both from the view of economy and of convenience. Stairs to an attic provide either good storage space or an additional bedroom.



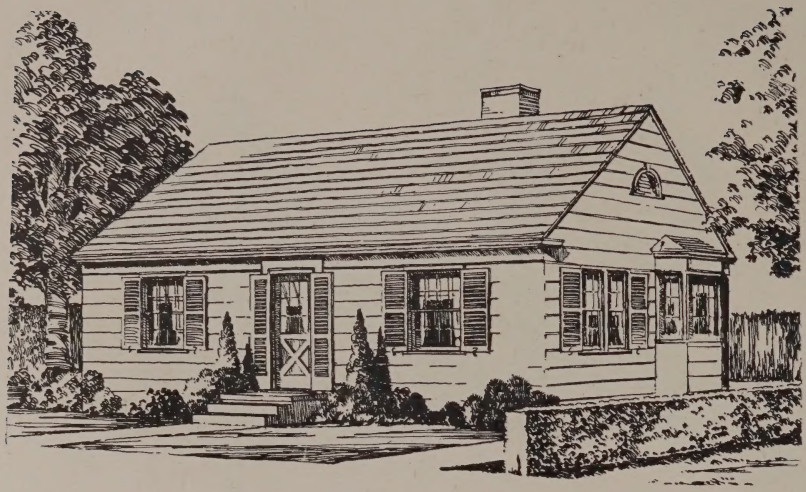


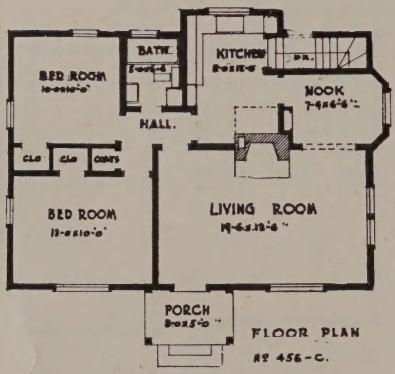
FLOOR PLAN
NO. 447

Plan No. 447—Sunny House

Size 28′ x 23′—Area 741 sq. ft.

Lots of light in all of the rooms from exactly the right angle makes this little house almost gay. The floor plan has been carefully thought out to provide a maximum of convenience and comfort with a minimum of space. The flues are in one chimney and the plumbing is all close together to make a more economical arrangement.

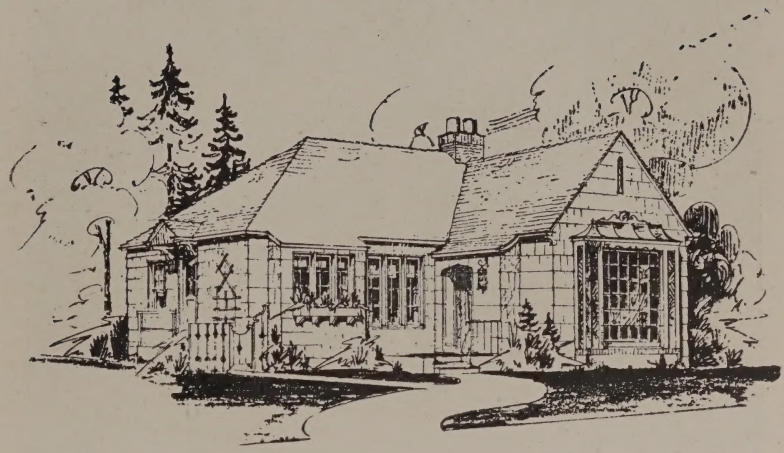


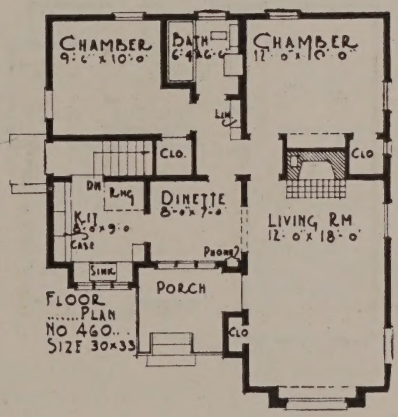


Plan No. 456-C—Colonial Cottage

Size 34′ x 24′—Area 844 sq. ft.

The wide green shutters on this house with its white painted wide siding or shakes make it very inviting and attractive. Its very simplicity makes it an economical house to build and to own. An absolute minimum of floor space has been used for the comfortable rooms provided in this house. The house has been carefully arranged for convenience and good appearance.

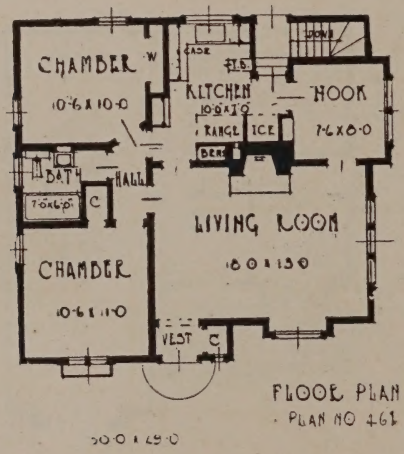




Plan No. 460—An English Bungalow

Size 30′ x 22′—Area 827 sq. ft.

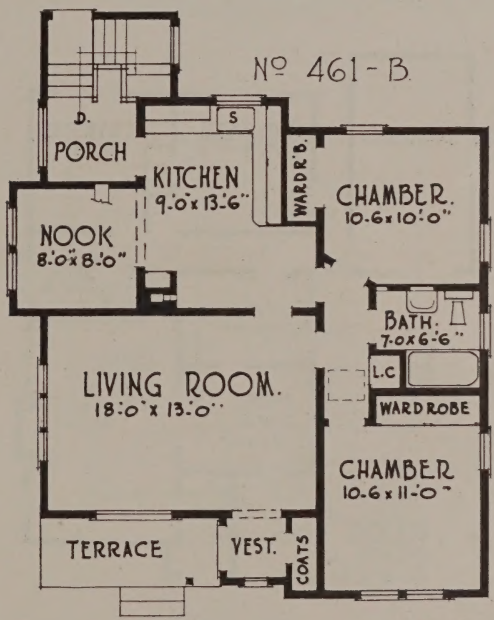
The interesting lines and breaks in this house accented with a metal hood over the living room window are responsible for its unusual charm. The rooms have been arranged to the best advantage with the principal rooms to the front and the bedrooms and bath to the rear. Good rooms and plenty of closets and cupboard space are additional attractions displayed by this house.



Plan No. 461—Low Roofs and Gables

Size 30′ x 26′—Area 867 sq. ft.

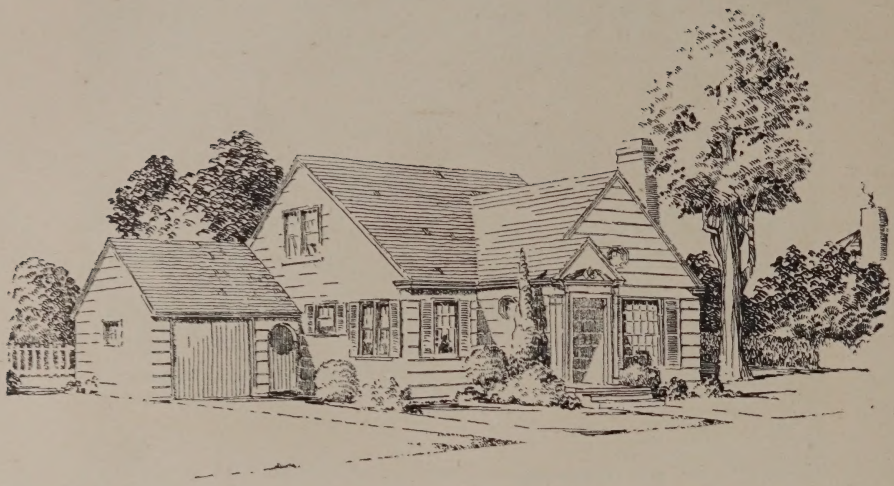
The pleasing exterior notes of this house are carried out with such a useful and convenient floor plan that it is a pleasure to live in it. The rough board shutters on the front windows, arched doorway, and timbered bay window are arresting features while the fact that the general lines of the house are simple keeps it from being gaudy. This home would be very fitting for a suburban homesite.

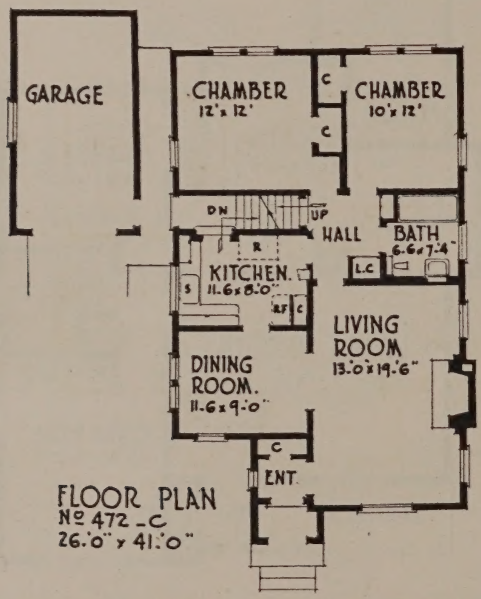


Plan No. 461-B—Modest English Cottage

Size 30′ x 31′-6″—Area 1015 sq. ft.

This small house boasts excellent room arrangement and fair sized rooms with an absolute minimum of ground space covered. The rooms are conveniently arranged and provide ample closet and built-in cupboard space while the exterior is charming and distinctive. The main walls of the house are covered with shakes and the front gables with stucco and false halftimbering.

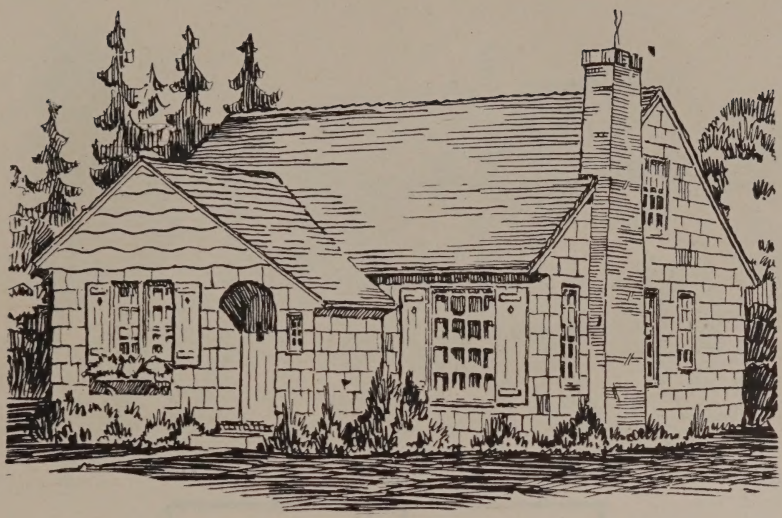


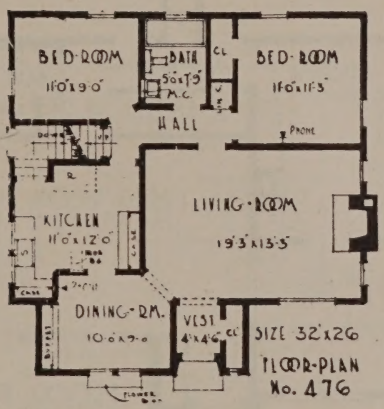


Plan No. 472-C—An Informal Colonial House

Size 26′ x 41′—Area 1018 sq. ft.

This distinctive colonial house with its attached garage combines the qualities of being attractively imposing and being an economical house to build. The room arrangement is good with a stairs to the attic rising from the central hall and over the stairs to the basement which starts with a grade entrance to the kitchen.

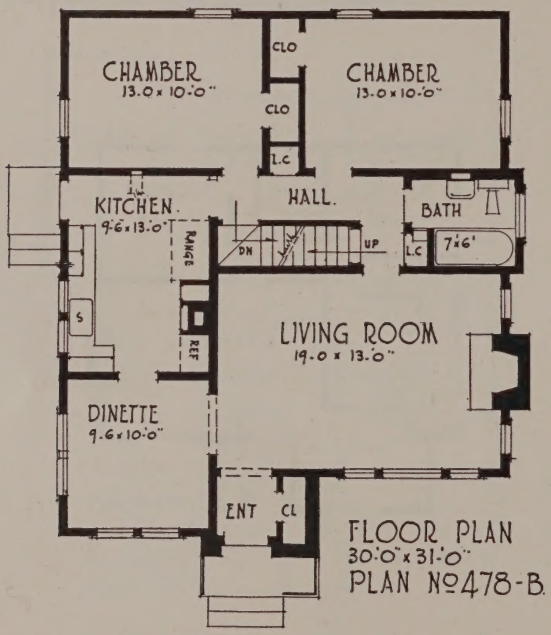




Plan No. 476—Shake House

Size 32′ x 26′—Area 979 sq. ft.

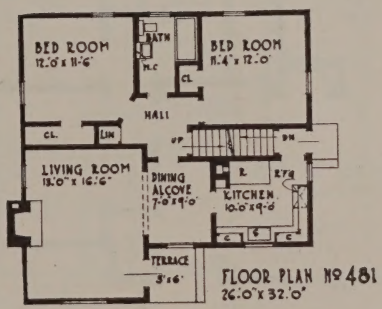
An attractive and well planned small house that gives a maximum of usable floor space on the amount of ground covered. The shuttered windows and circle head door are points of interest. The room has been arranged for a maximum of convenience and comfort with good exposure for light and ventilation and good circulation. Comfortable rooms and ample closet space and cupboard space are provided.



Plan No. 478-B—Modern English Cottage

Size 30′ x 31′—Area 1013 sq. ft.

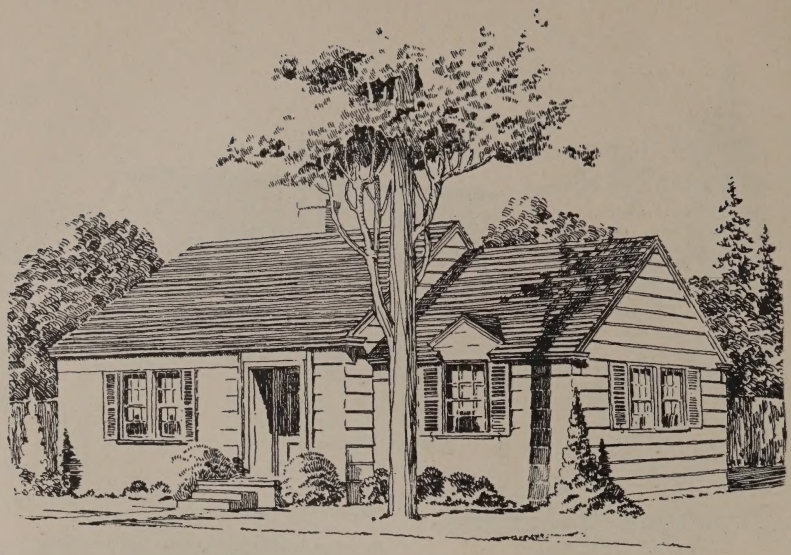
This little house very nearly approaches the perfect small house. The room arrangement is good, providing convenient access from the rooms to the central hall and stairways, rooms are generous and well lighted and a large attic can be finished off into two bedrooms. The kitchen has been planned for the convenience and comfort of the one preparing the meals and caring for the house.

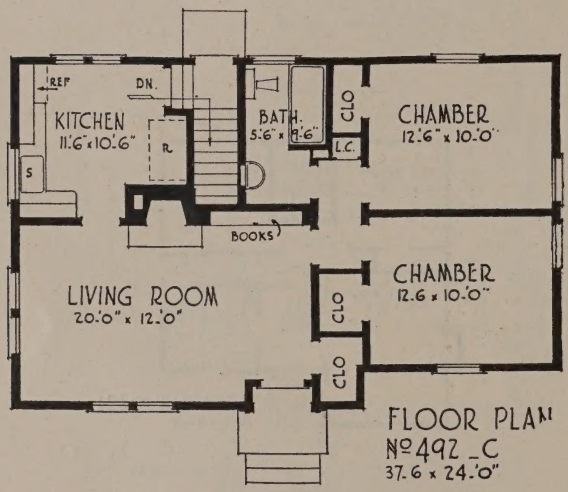


Plan No. 481—Informal English Type

Size 32′ x 26′—Area 916 sq. ft.

The front gable with its studio sash window and shutters is the main feature of this house. The sweeping cover over the front door gives protection and with its sawed brackets is a charming note.

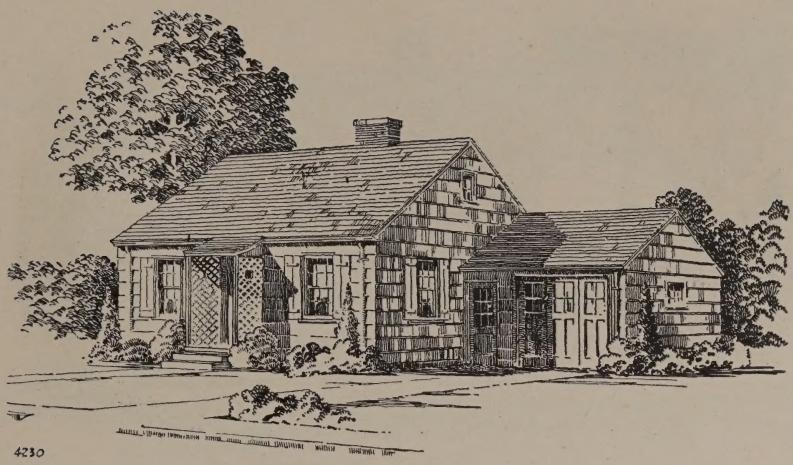


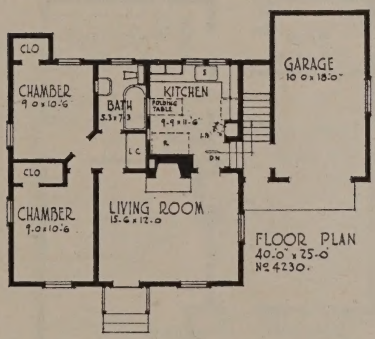


Plan No. 492-C—Modest Colonial Cottage

Size 37'-6" x 24'—Area 856 sq. ft.

This charming colonial cottage wears its best side to the front and has an interior arrangement that bears out the comfortable promise seen from the street. There is ample cupboard space in the convenient kitchen and space at the windows where a breakfast table may be placed. While the rooms are generous, waste space has been kept to a minimum so that the size of the house is kept as small as possible.

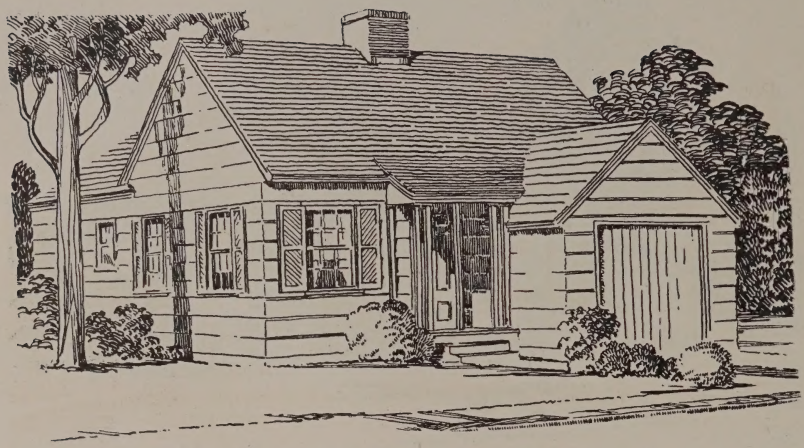


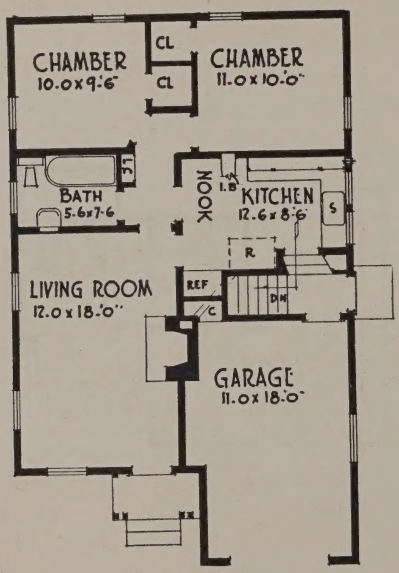


Plan No. 4230—Cape Cod Cottage

Size 26′ x 25′—Area 706 sq. ft.

This little house was designed to provide the most possible house in the very least possible area. A folding table serves meals in the kitchen while the living room does double duty as a dining room and the cheerful fireplace furnishes a flue for the furnace in the basement and the kitchen range or rubbish burner. Plumbing has been kept close together for the sake of economy.



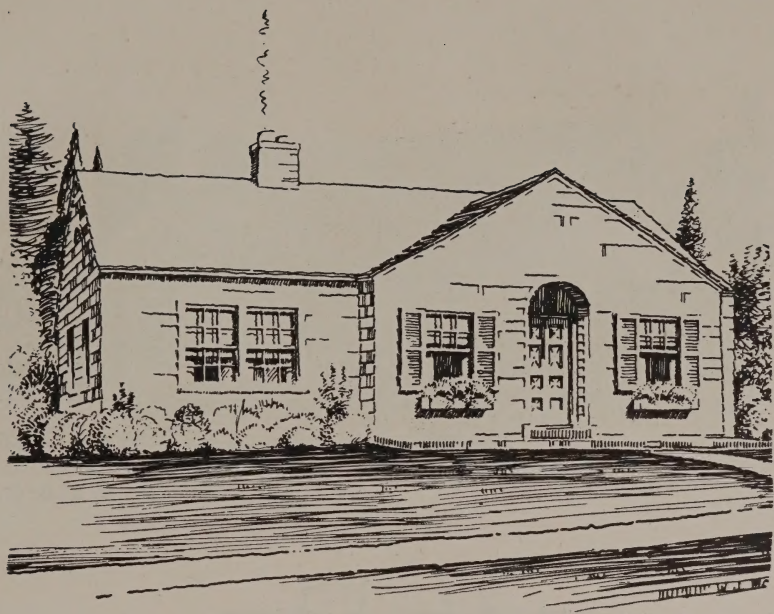


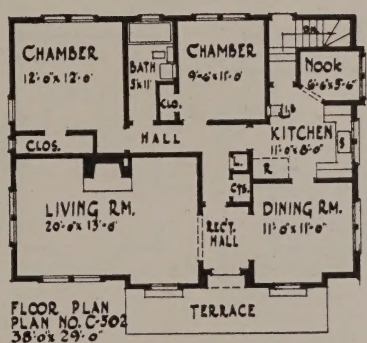
FLOOR PLAN
Nº 4330
26.0" x 35.0"

Plan No. 4330—Modern Cottage

Size 26′ x 35′—Area 856 sq. ft.

This economical four-room cottage acknowledges the place the automobile has in modern life and provides for it in the most logical and convenient manner possible. The fact that wide driveway space is not necessary alongside the house makes it possible for this house to be built on a very narrow lot and still have some green lawn instead of glaring concrete for side yards.



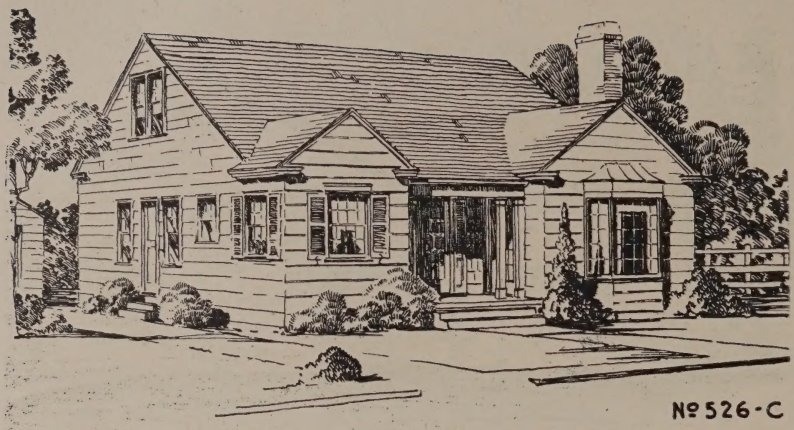


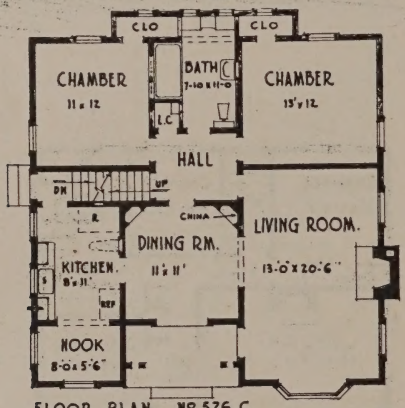
FLOOR PLAN
PLAN NO. C-502
38'-0"x 29'-0"

Plan No. C-502—Unusual Colonial

Size 38′ x 29′—Area 1130 sq. ft.

This good looking house is a true colonial with its shutters and panelled door. The plan provides the convenience of an entrance hall without sacrificing any of its generous rooms.



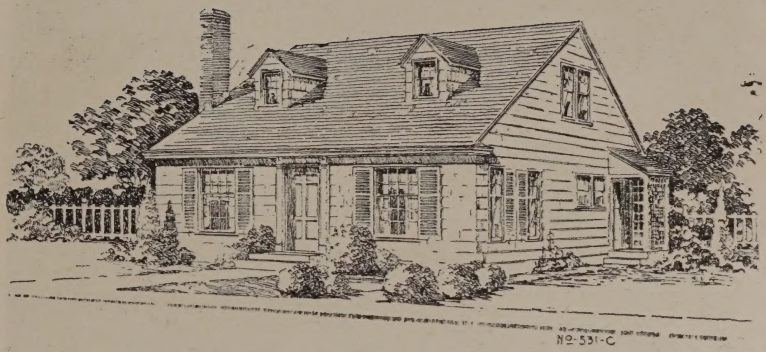


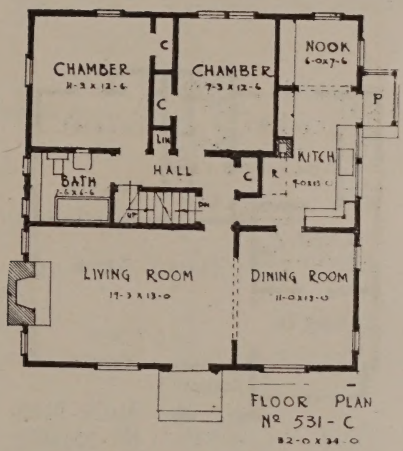
FLOOR PLAN Nº 526 C
34'-0" x 34'-0"

Plan No. 526-C—Delightful Colonial

Size 34′ x 34′—Area 1191 sq. ft.

This good looking colonial house is spacious and well arranged, providing two bedrooms down stairs and room for additional sleeping room in an attic. The rooms in which the most time is spent face the front through large interesting doors or windows and the more private sleeping rooms and the bathroom are facing the rear. The central hallway provides access to all rooms and the attic stairway. The exterior is particularly charming with an interesting colonial bay window and French doors flanked by shutters under the delicately proportioned porch. Finished in wide siding painted white with green shutters and roof this house would be without peer.

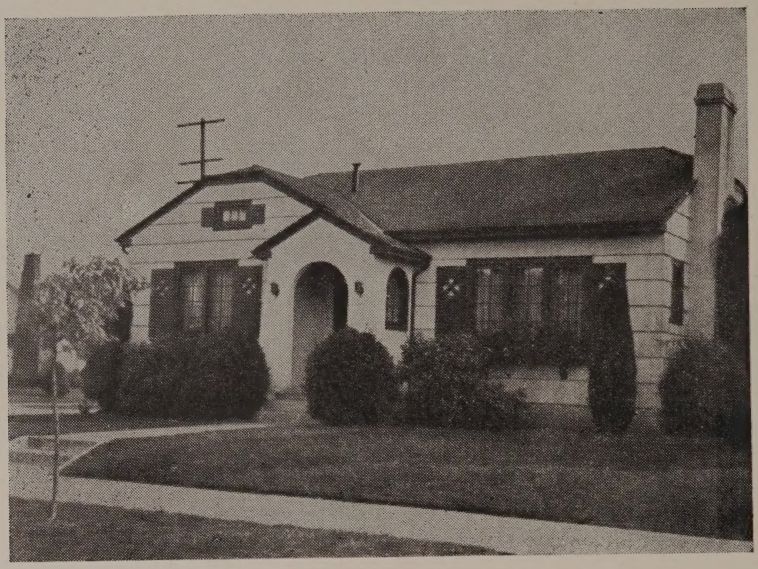


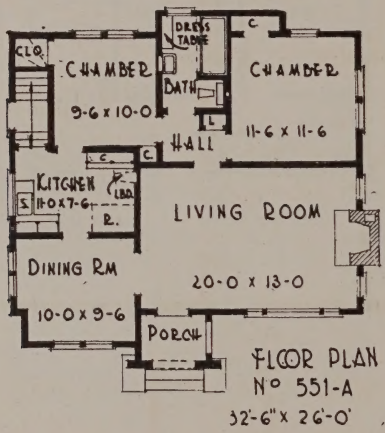


Plan No. 531-C—Cape Cod Colonial

Size 32′ x 34′—Area 1088 sq. ft.

A charming example of the Cape Cod cottage which is becoming so popular again, this house can be built economically and provides generous floor space and convenient room arrangement. Attic space can be made to provide two rooms upstairs.

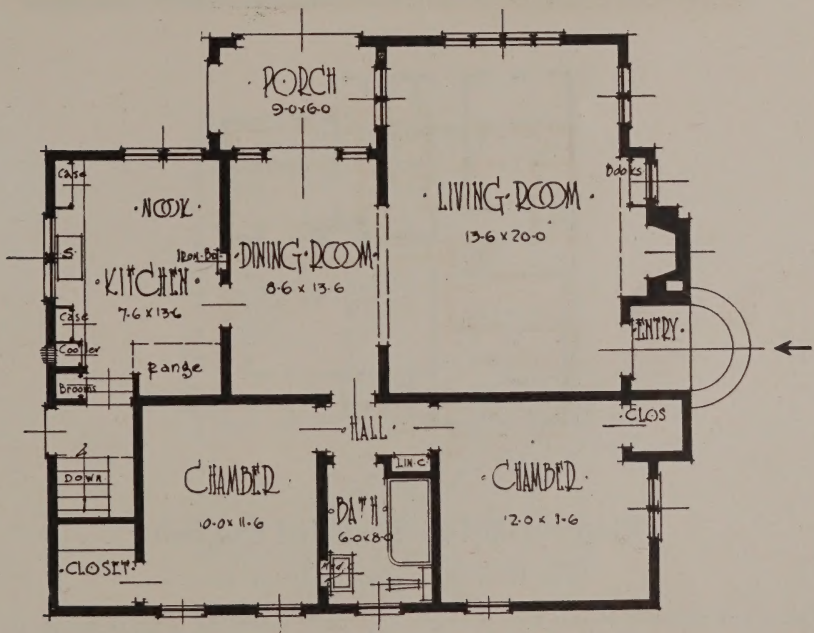




Plan No. 551-A—English Cottage

Size 32′-6″ x 26′—Area 937 sq. ft.

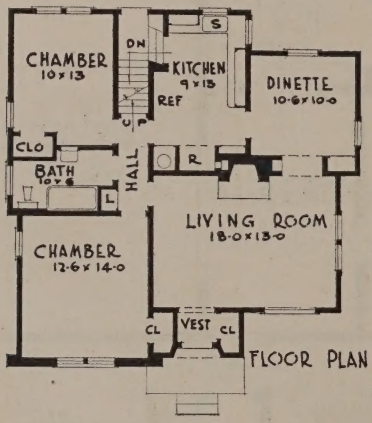
Finished in shakes and a stucco entrance this is an attractive little house featuring economy of space and materials. The low roof eliminates unnecessary attic space and is responsible for much of the charm displayed.



Plan No. 580—Mediterranean Type House

Size 33′ x 35′—Area 1041 sq. ft.

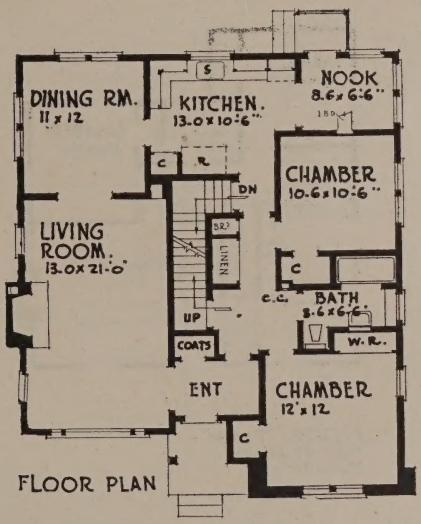
This unusual house features the recessed doorway and large fireplace chimney. Cost is kept low by the hipped roof and simple plan of the five rooms and porch.



Plan No. 5016—Modified English

Size 34′ x 26′—Area 1088 sq. ft.

This good looking house has a brick and half timbered stucco gable to the front as a main feature. The entrance is unusual with its vertical boarding and recessed door. The large studio sash in the main shaked portion of the house completes the pleasing picture. The floor arrangement is the last word in convenience and economy of space. Ample rooms are provided with good closets and built-ins and only a very minimum of hall space. Two good rooms may be finished upstairs.

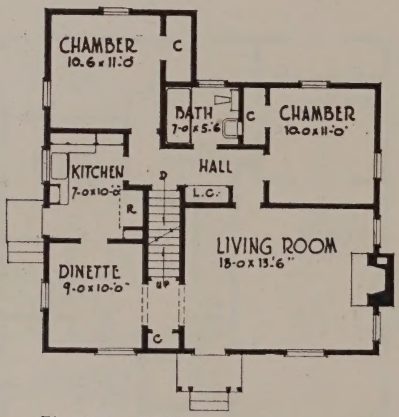


FLOOR PLAN

Plan No. 5028—Convenient English House

Size 34'-6" x 34'-6"—Area 1265 sq. ft.

Brick front and covered entrance are the chief attractions of this modest five-room house. The floor plan was worked out for the utmost in convenience and comfort with a central hall communicating to all rooms including the stairs to the attic and to the basement. The attic is generous and two good sized bedrooms may be finished there.

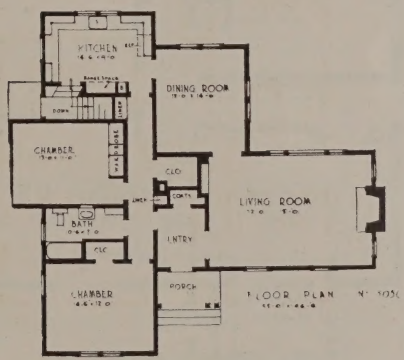


FLOOR PLAN
PLAN Nº 5030
32.0" x 26.0"

Plan No. 5030—Real Colonial House

Size 32′ x 26′—Area 934 sq. ft.

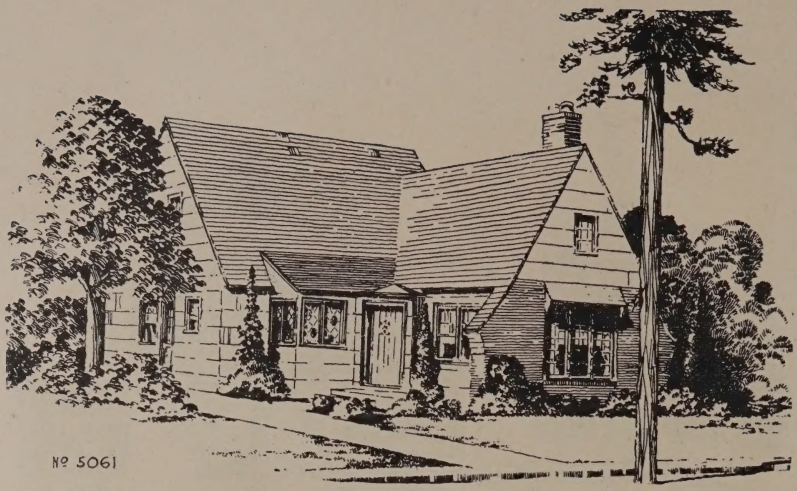
While the exterior of this beautiful little house has been kept to the best New England tradition the interior and arrangement of rooms has been governed by modern convenience. Ample attic space is provided by a steep roof with easy access by a front stair.

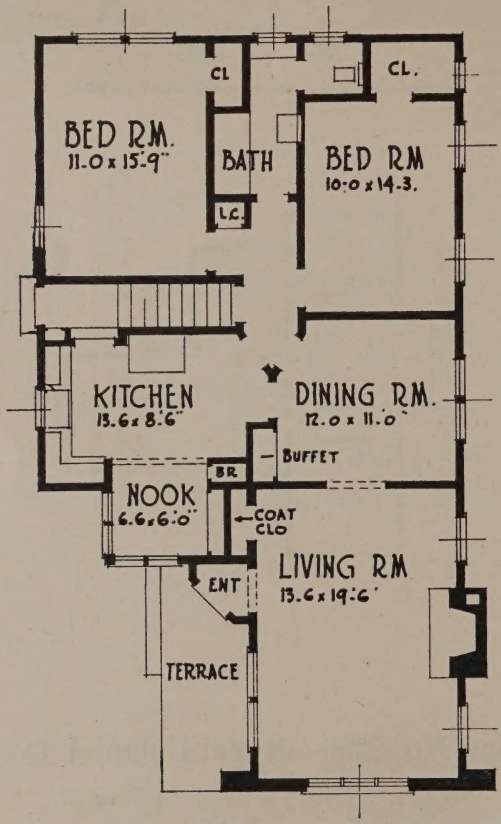


Plan No. 5050—Rural Colonial Type

Size 45′ x 46′-6″—Area 1428 sq. ft.

This comfortable colonial cottage is most suited for rural or suburban con struction with its rambling easy lines. The floor plan was arranged entirel for convenience and comfort with the scientifically correct kitchen the las word in its line.

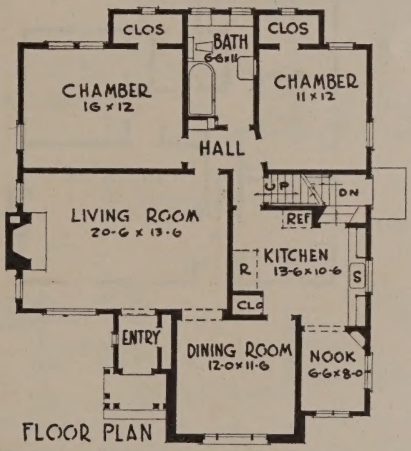




Plan No. 5061—Informal English House

Size 28′-6″ x 30′-9″—Area 1238 sq. ft.

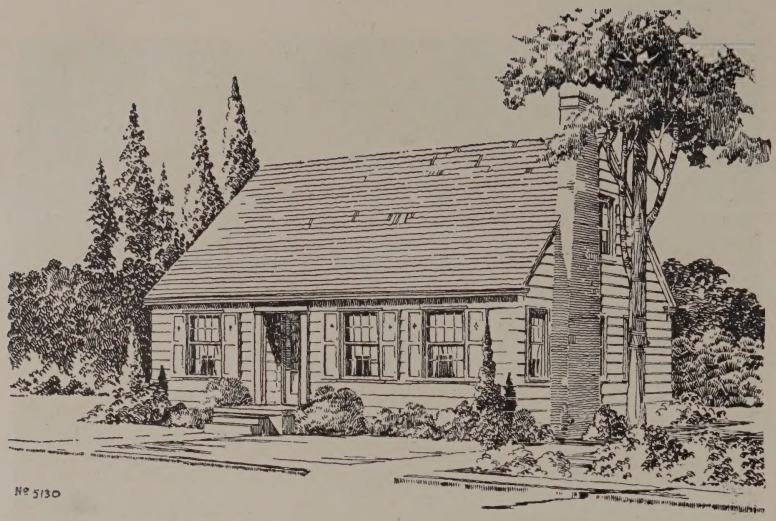
This unusually attractive large English house can be built on a narrow lot without sacrificing side yards or driveway width. A stairs from the central hallway leads upstairs to an attic that can be divided into two large bedrooms and a lavatory.

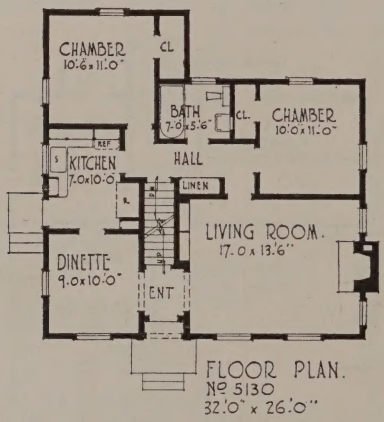


Plan No. 5122-B—Elaborate English Style

Size 34′-6″ x 27′—Area 1240 sq. ft.

This house with its sturdy timbering and brick work is the acme of distinctive English design. Imposing gables and large windows are an attractive feature. The floor arrangement is generous and convenient. The wide arch between living room and dining room, larger master bedroom, and convenient kitchen are features of the well planned interior.

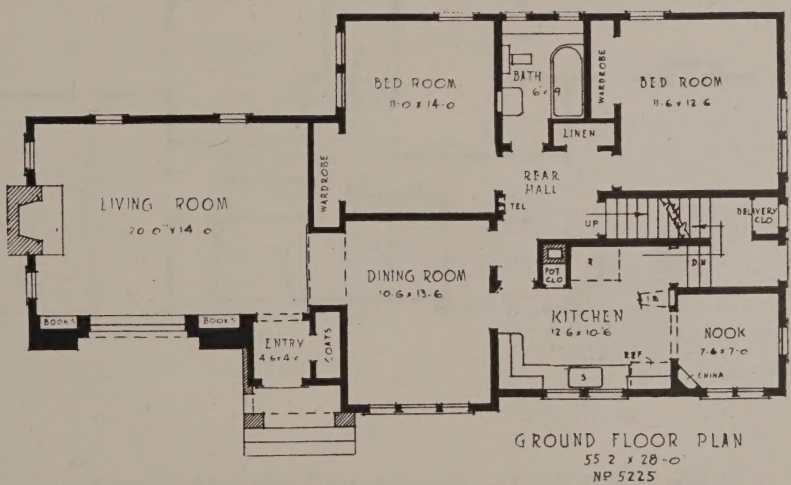




Plan No. 5130—Simple Colonial Cottage

Size 32′ x 26′—Area 927 sq. ft.

This small house provides many of the conveniences of a larger home and yet can be built and kept as economically as the smallest. The entrance hall with its recessed doorway leads to the living room or dinette and a stairs gives access to a large attic. The kitchen has been carefully designed for the utmost in convenience and labor saving. Finished in junior shakes painted white with white trim and green shutters this would make a very attractive home in either suburban or city locale.

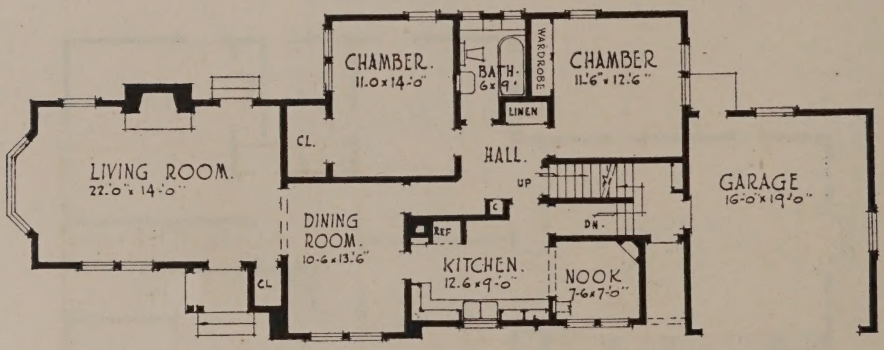


GROUND FLOOR PLAN
55-2 x 28-0
Nº 5225

Plan No. 5225—Rambling English House

Size 55′-2″ x 28′—Area 1325 sq. ft.

This house is best suited to suburban acreage sites and blends well with informal surroundings. The convenience and comfort of the room arrangement is unexcelled and ideal for comfortable living.

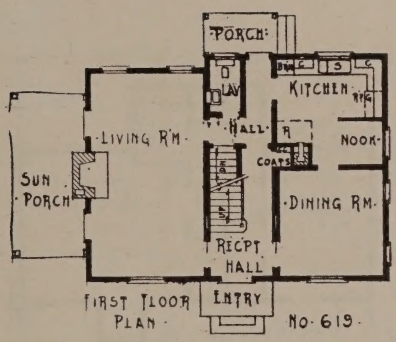


FIRST FLOOR PLAN
PLAN Nº 5225-C

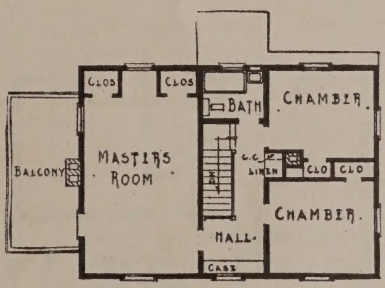
Plan No. 5225-C—Generous Colonial House

Size 59′ x 28′—Area 1371 sq. ft.

This fine colonial house with its easy sweeping lines is ideally fitted for suburban property or a large city lot. The rooms are all large and comfortable with ample closet and built-in cupboard space provided, while the arrangement of the rooms is good for convenient circulation. A basement that is 32′-6″ x 28′ is planned to go under the main portion of the house and the large attic can be finished into another room which can be reached from the central hallway.



FIRST FLOOR PLAN · NO · 619 ·

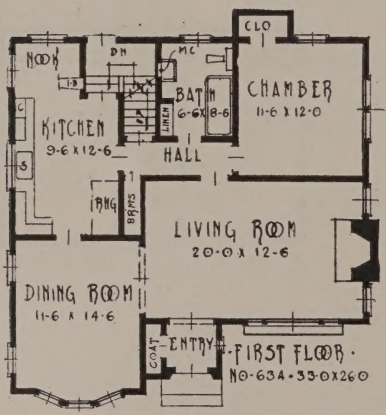


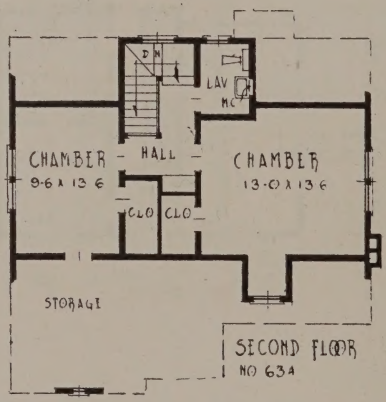
SECOND FLOOR PLAN · NO · 619 ·

Plan No. 619—New England Colonial

Size 34′ x 26′—Area 847 sq. ft.

This house is typical of the two story colonial house and is fitting in either city or country setting. It is a house that will be in style for a long time. The convenience of its generous rooms is unexcelled.

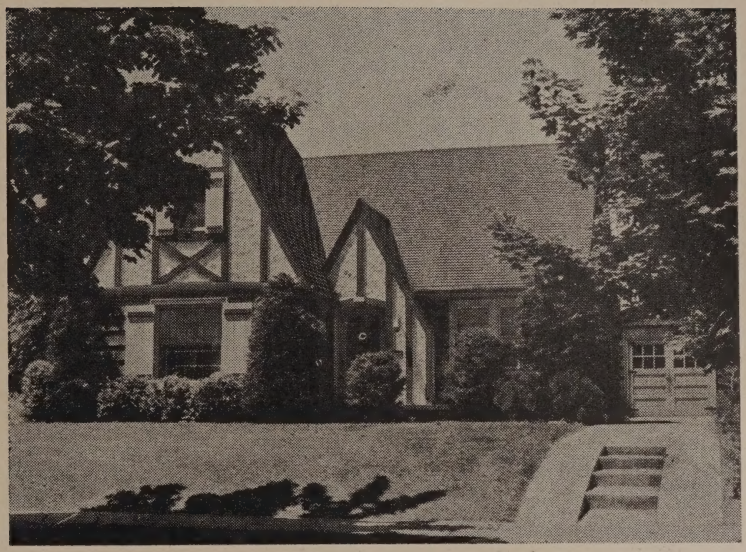


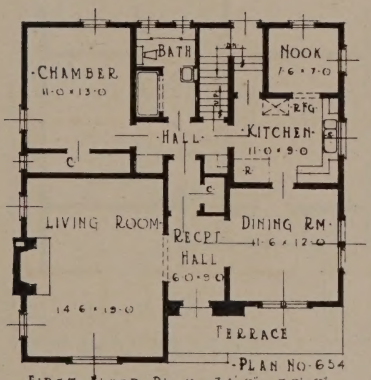


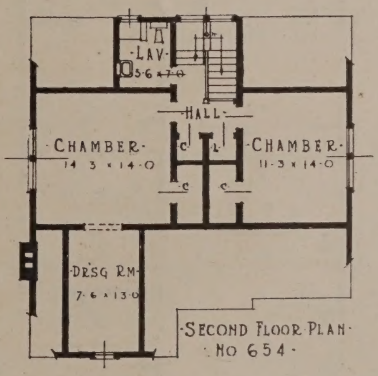
Plan No. 634—Good Modern English

Size 33′ x 26′—Area 991 sq. ft.

This house is a popular one with its attractive front and convenient floor arrangement. The dining room bay is a distinctive feature.



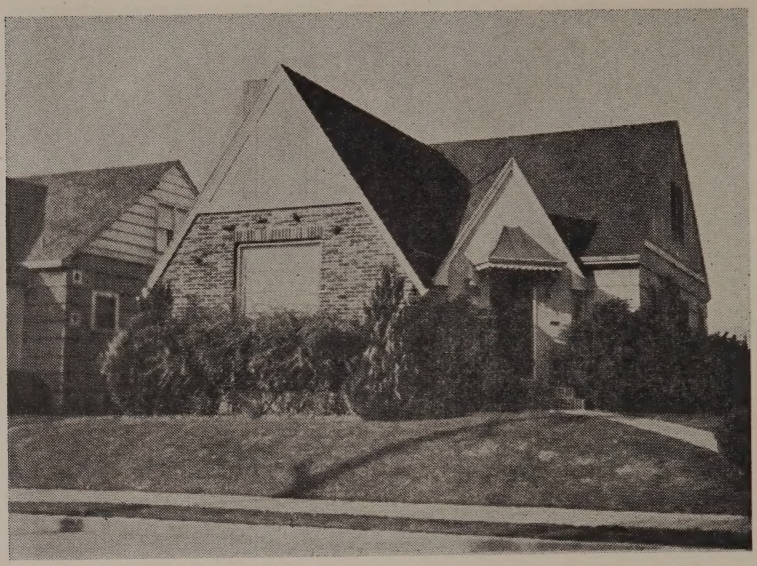


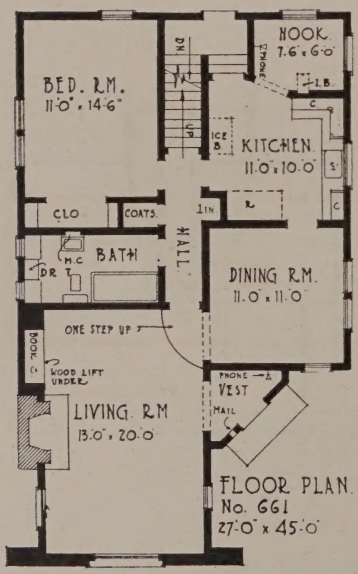


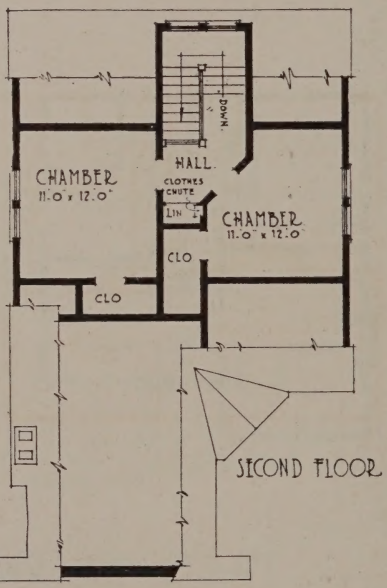
Plan No. 654—Dignified English House

Size 34′ x 30′—Area 1117 sq. ft.

This ideal six-room house is well arranged and provides generous rooms in a small amount of ground area. The kitchen is well designed for easy meal preparation and care while the central halls are laid out to give privacy and easy room entrance with a minimum of disturbance to the rest of the house. The exterior is a beautiful blending of shakes and stucco and half-timbering.



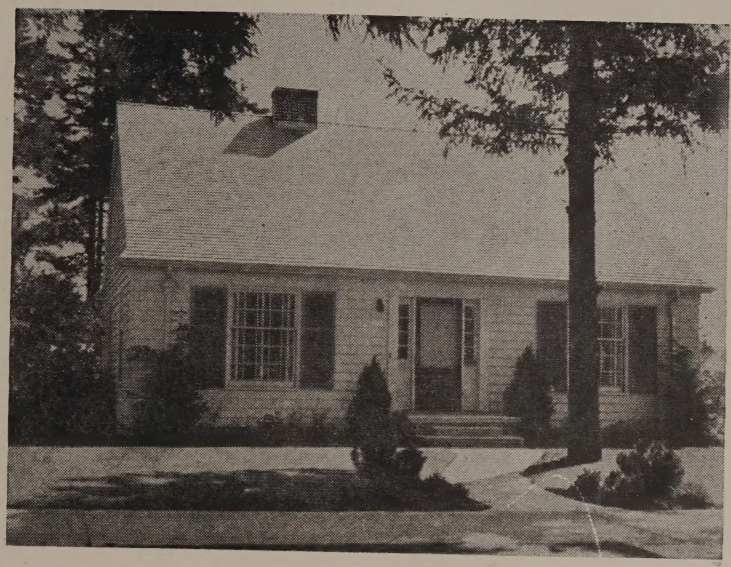


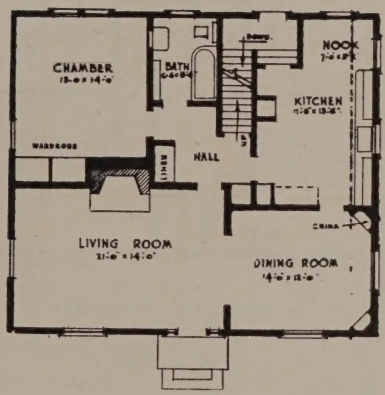


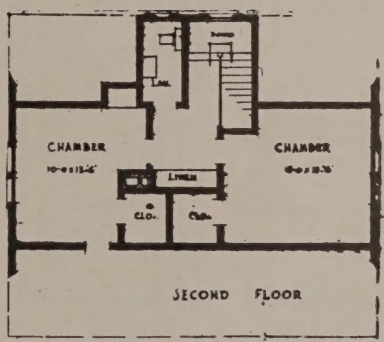
Plan No. 661—Corner House

Size 27′ x 29′—Area 1055 sq. ft.

With generous rooms and an unusually fine exterior, corner entrance, low flung buttresses and studio window, this home creates a good impression. The vaulted living room carries out the distinctive note inside.



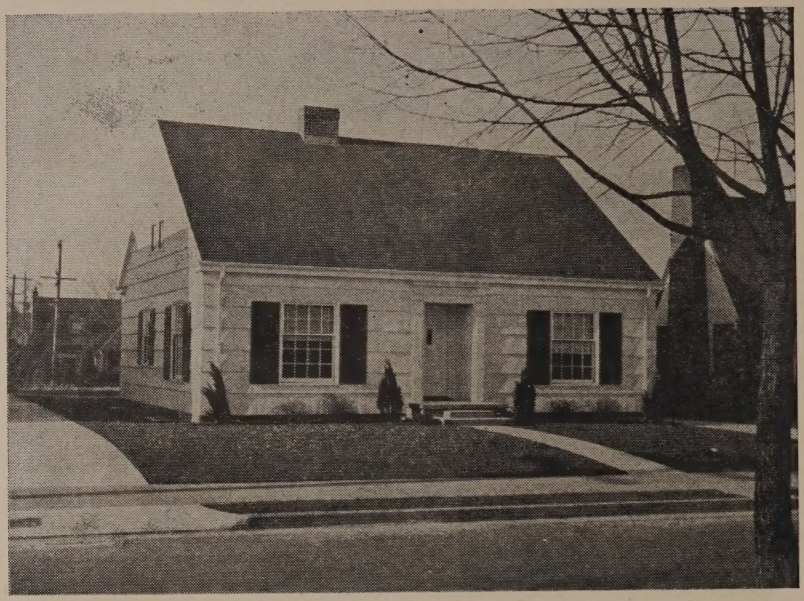


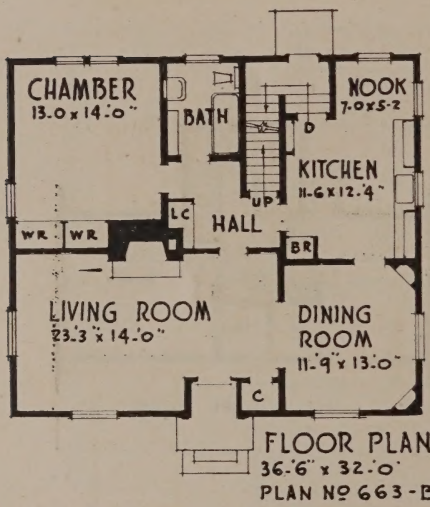


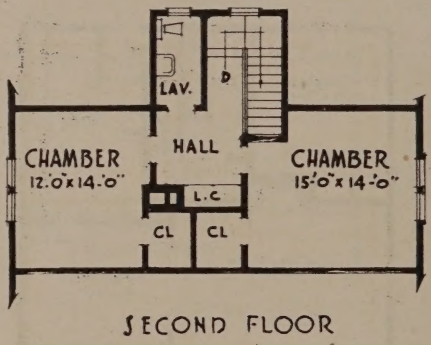
Plan No. 663—Plain Cape Cod Cottage

Size 36′-6″ x 32′—Area 1168 sq. ft.

Finished in wide siding and green shutters with its broad unbroken roof surface this house is simplicity itself. The floor plan is unexcelled and all rooms are generous.



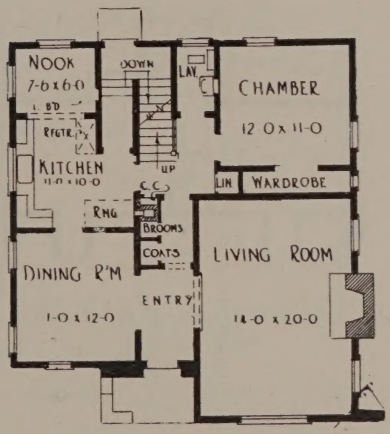




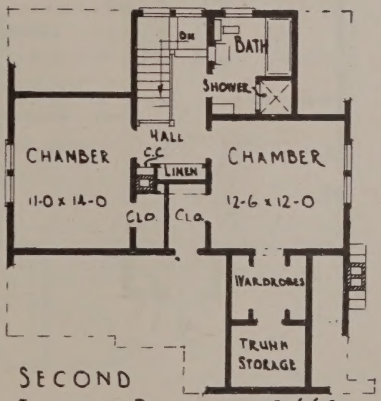
Plan No. 663-B—Cape Cod House

Size 36′-6″ x 32′—Area 1168 sq. ft.

The simple unassuming exterior of this beautiful house does not conceal the fact that it has six large rooms with two bathrooms and a breakfast nook. The rooms themselves are arranged for a maximum of convenience and comfort and are well lighted and ventilated. The recessed front door provides shelter when faced to the storms and adds to the charming ensemble of shakes, broad unbroken roof, shutters and gleaming white paint.



FIRST FLOOR PLAN – 32 x 30
Nº 668

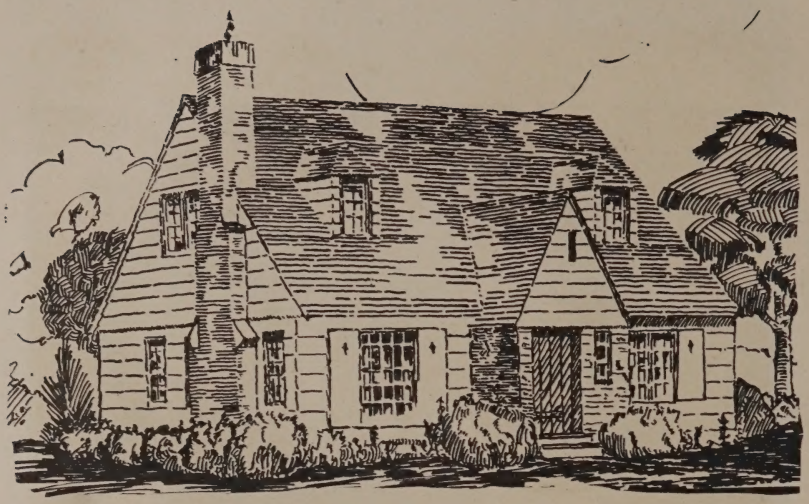


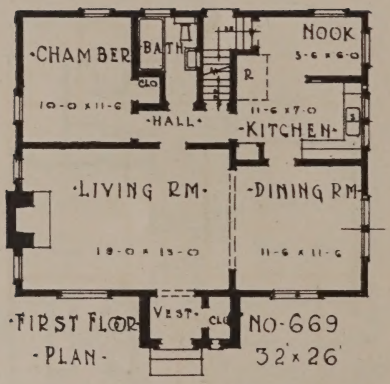
SECOND FLOOR PLAN Nº 668

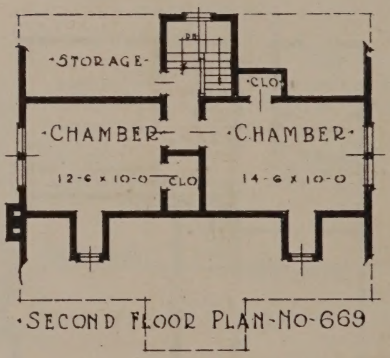
Plan No. 668—Modern House

Size 32′ x 30′—Area 1113 sq. ft.

This generous, convenient plan is clothed in a distinctive modern exterior where stucco, brick and shakes have been combined to a very pleasing result.



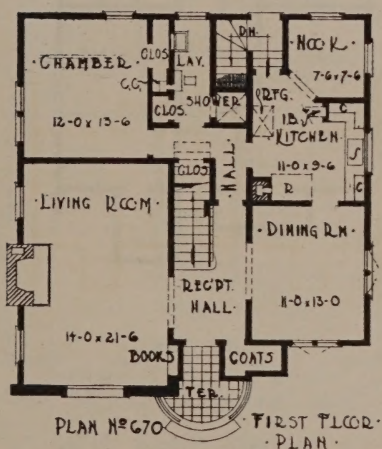




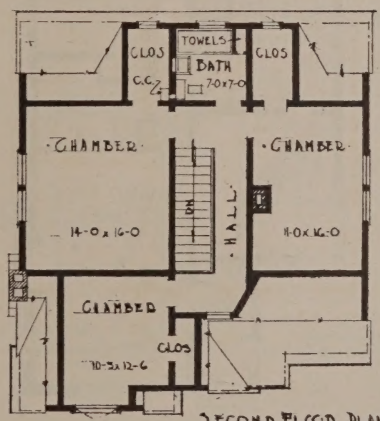
Plan No. 669—Simple English Cottage

Size 32′ x 26′—Area 881 sq. ft.

Attractive dormers and a gabled entrance of brick dress up this otherwise plain shake house so that it is charming. The floor plan is convenient and economical.



PLAN Nº 670 FIRST FLOOR PLAN 34-0 x 32-0

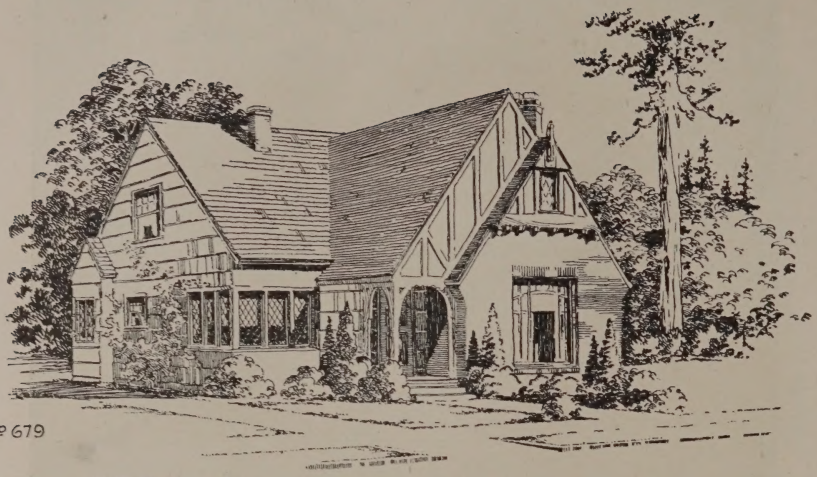


SECOND FLOOR PLAN PLAN Nº 670

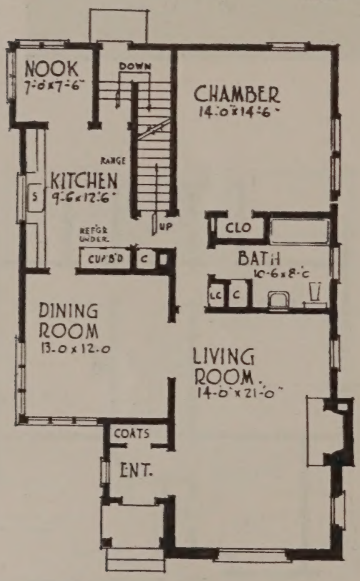
Plan No. 670—Impressive English House

Size 34′ x 32′—Area 1212 sq. ft.

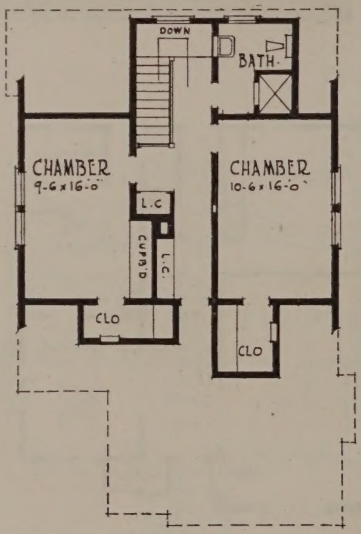
This fine large house is arranged for convenience and roominess with plenty of closets and built-ins for storage, and good light and ventilation. The large plate glass window in the stone front is the commanding feature of the exterior.



Nº 679



FIRST FLOOR PLAN
28'-6"x 45'-10"

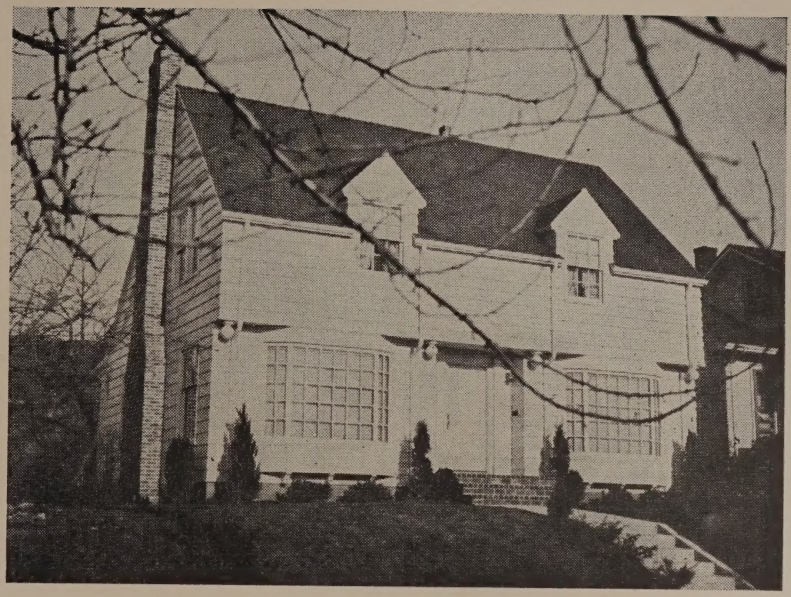


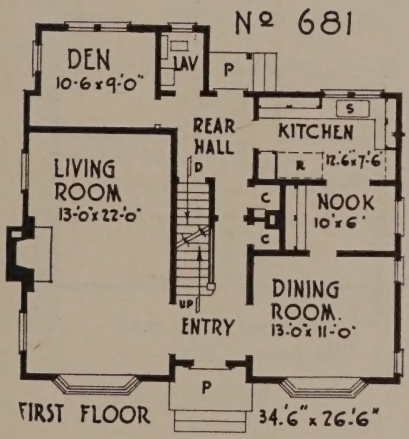
SECOND FLOOR PLAN

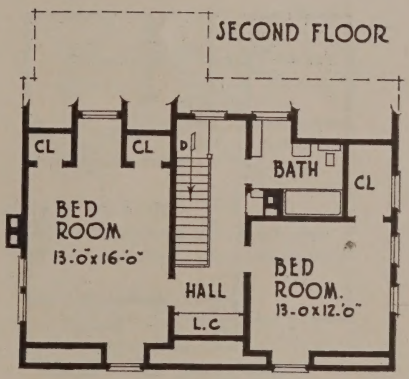
Plan No. 679—English Character and Beauty

Size 28'-6" x 34'—Area 1189 sq. ft.

This imposing English house with its brick front gable and leaded glass corner windows and heavy timber work is as convenient and livable inside as it is charming outside. The rooms are generous in size and are well arranged with a large number of built-in cupboards and closets as well as large storage space in the unused portion of the attic.



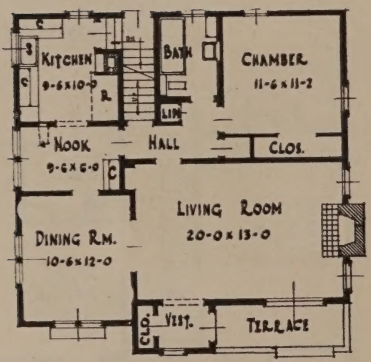




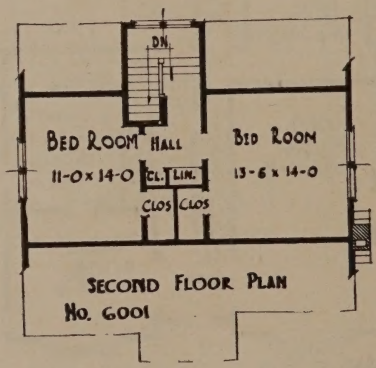
Plan No. 681—New England Colonial

Size 34'-6" x 26'-6"—Area 1012 sq. ft.

This charming house is equally suited to either city or country construction. The room arrangement is ideal for comfortable living with the living room completely isolated from the bustle of the rest of the house and halls providing complete privacy and convenience. Cupboard space and closets are more than ample. The bay windows and second story overhang are the arresting features of the exterior of this beautiful old colonial type.



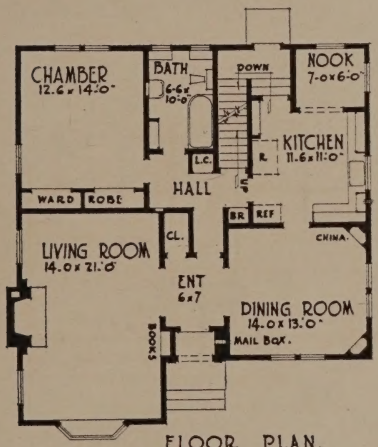
FIRST FLOOR PLAN NO. 6001
SIZE 30 x 32



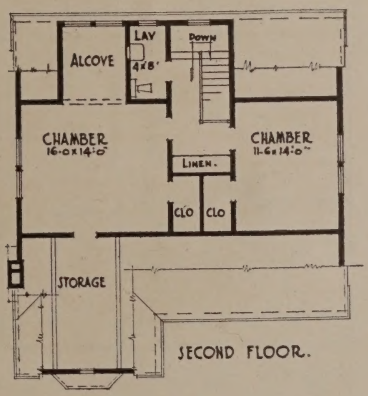
Plan No. 6001—Modified English

Size 32′ x 28′—Area 955 sq. ft.

This house is well planned and unusual with its sweeping roof over a stucco entryway offset by a gable of siding and studio sash flanked by rough board shutters.



FLOOR PLAN.
Nº 6063
36.0 x 32.0"

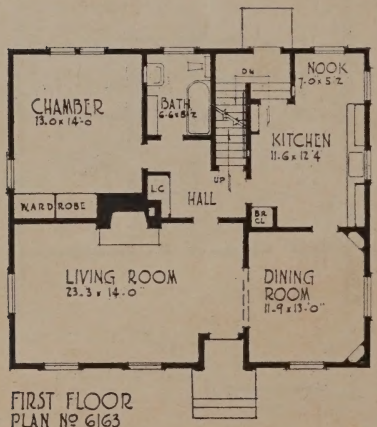


SECOND FLOOR.

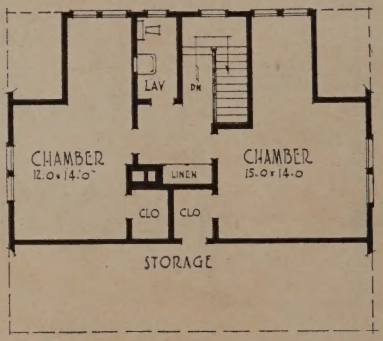
Plan No. 6063—Fine Colonial House

Size 36′ x 32′—Area 1259 sq. ft.

Nothing has been left out that might make this fine home more complete. The rooms are generous, the arrangement provides perfect privacy and convenience, and ample closet space is given. The exterior is informal and lovely with a metal roofed bay accenting the front gable. Formality is attained by the recessed entrance door and its dignified entablature.



FIRST FLOOR
PLAN Nº 6163
36'-6" x 32'-0"



SECOND FLOOR
PLAN Nº 6163.

Plan No. 6163—Impressive Cape Cod

Size 36'-6" x 32'—Area 1168 sq. ft.

This house finished in shakes and white painted trim gives a large amount of room and a wide front and yet can be built on an ordinary city lot. Well provided with built-in cupboards and closets the rooms in this house were arranged for convenience and comfort with lots of light and cross ventilation in all rooms.

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